

IN RE: PETITION FOR VARIANCE  
N/S Lyndale Avenue, 50' E of  
the c/l Elinor Avenue  
(229 Lyndale Avenue)  
14th Election District  
6th Councilmanic District

William Dale Young, Sr., et ux  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 99-59-A  
\*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, William D. Young, Sr., and his wife, Krista L. Young. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure (deck) to be located in the 50% of the rear yard closest to the side street in lieu of the required 50% furthest removed from the side street. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Mr. and Mrs. Young, property owner, and Mrs. Young's grandmother, Mildred Fisher. Appearing in opposition to the request were adjoining property owners James and Juanita Wax.

Testimony and evidence offered revealed that the subject property consists of a gross area of 0.19 acres, more or less, zoned D.R. 5.5, and is improved with a two-story single family dwelling. The property is a corner lot located at the intersection of Lyndale and Elinor Avenues in an older subdivision known as Linover Heights in Overlea. Photographs of the subject property indicate that adjacent properties are developed with

ORDER RECEIVED FOR FILING

Date 10/13/98

By [Signature]

townhouses. Testimony revealed that Mr. & Mrs. Young moved to the subject property in August 1997 and reside there with their two children and Mrs. Young's 91-year old grandmother. The Petitioners have made extensive improvements to the property, including landscaping, and over Father's Day weekend this past June, they constructed a detached, raised deck in the rear corner of their yard, adjacent to Elinor Avenue. It is to be noted that the rear of their property abuts the side and front yards of the Protestants' property. Testimony indicated that the deck provides a level, outdoor area for the Petitioner's grandmother to walk on and sit in the shade, as well as a protected play area for the Petitioners' children. Evidence presented shows that the deck is an attractive structure, which was built around an existing, mature tree. While the deck sits close to the ground, it is a large deck and sits in plain view of the front yard of Mr. and Mrs. Wax. Mrs. Young testified that there was some confusion at the time they built the deck as to whether or not a permit was required to build it in its present location. However, following the receipt of a complaint filed by the Protestants as to the size and location of this deck, a Code Enforcement Inspector advised the Petitioners that a permit was required. Construction of the deck had already been completed at the time the Petitioners were advised of the need for a permit. Thus, it is clear that to require its removal would be very difficult and costly for the Petitioners.

As noted above, the adjoining property owners, James and Juanita Wax, appeared and testified in opposition to the request. Mr. & Mrs. Wax testified that they have lived on their property for the past 27 years. While Mr. & Mrs. Wax are opposed to the location of this deck, they testified that they did not want to see their neighbors suffer the financial

ORDER RECORDED & INDEXED  
10/13/98  
RSP

hardship of having to move the deck, given its size, to a new location. They were very reasonable in their approach and indicated that they could live with the structure in its present location, if the Petitioners would provide landscaping along the side of the deck adjacent to their property, and limit the activity on and around the deck. The Protestants testified that on occasion, there has been trash left behind on the deck, or in the area of the deck, which has blown over onto their property, and that toys and unused furniture or equipment have been discarded on or near the deck, causing an unsightly or disorderly appearance. Therefore, the Protestants requested that if the variance is granted to allow the deck to remain in its present location, that I impose conditions and restrictions to regulate the activity around the subject deck and to require landscaping along the side of the deck adjacent to their property. The Protestants testified that they inquired about the potential of landscaping the area to assist in screening the deck from their front yard and that it was recommended to them that three evergreen trees, known as "Yews", be planted.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

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Date

By

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence offered by both sides, I am persuaded to grant the variance to allow the deck to remain in its present location. It is clear that requiring removal and/or relocation of the existing structure would result in an unreasonable hardship for the Petitioners. However, I shall impose certain restrictions at the end of this Order to address the concerns raised by the Protestants. As noted above, the subject deck is located adjacent to their front yard and sits in clear view of the Protestants' home. The restrictions imposed herein will protect the Protestants' rights of privacy and insure that there will be no adverse impact upon their property. A violation of any of these restrictions will result in the variance granted herein being rescinded and a requirement that the deck be removed and relocated in compliance with the zoning regulations.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted, subject to the restrictions set forth below.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 13<sup>th</sup> day of October, 1998 that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure (deck) to be located in the 50% of the rear yard closest to the side street in lieu of the required 50% furthest removed from the side street, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

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10/13/98  
10/13/98

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

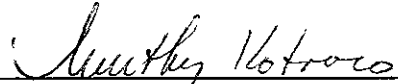
2) The Petitioners shall provide landscaping along the side of the deck adjoining the Wax property to sufficiently screen same from the Protestants' front yard. Specifically, the Petitioners shall install three (3) evergreen "Yew" trees, a minimum height of 5 feet each and a minimum distance of 3 feet apart. It is anticipated that the trees will grow over the years to provide an appropriate buffer for the Protestants' property. Said landscaping shall be maintained in good condition, and any dead, or dying trees shall be removed and immediately replaced.

3) The area around the deck and the deck itself shall be maintained in good condition. All trash shall be disposed of appropriately, and all toys, lawn furniture, and/or equipment left on the deck shall be stored thereon in an orderly fashion.

4) No other accessory structures or lawn furniture besides the existing deck and the canopied double swing shall be permitted to be located in this area of the yard.

5) In the event the Petitioners violate any of the restrictions set forth herein, the Petitioners shall be required to file a Petition for Special hearing to determine whether the variance granted herein should be rescinded and the Petitioners required to remove or relocate the deck in accordance with the zoning regulations.

6) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date 11/13/98

By [Signature]



Baltimore County  
Zoning Commissioner  
Office of Planning

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

October 13, 1998

Mr. & Mrs. William D. Young, Sr.  
229 Lyndale Avenue  
Baltimore, Maryland 21236

RE: PETITION FOR VARIANCE  
N/S Lyndale Avenue, 50' E of the c/l Elinor Avenue  
(229 Lyndale Avenue)  
14th Election District - 6th Councilmanic District  
William Dale Young, Sr., et ux - Petitioners  
Case No. 99-59-A

Dear Mr. & Mrs. Young:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. James Wax  
317 Elinor Avenue, Baltimore, Md. 21236

People's Counsel; Case Files

Code Enforcement, DPDM





# Petition for ~~Administrative~~ Variance

to the Zoning Commissioner of Baltimore County  
for the property located at 229 LENDALE AVE  
which is presently zoned DR.5.5

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 To PERMIT A DETACHED ACCESSORY STRUCTURE (DECK) TO BE IN THE 50% OF REAR YARD CLOSEST TO THE SIDE STREET IN LIEU OF THE REQUIRED 50% FURTHEST FROM THE SIDE STREET

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

*See Attached*

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition)

Contract Purchaser/Lessee

Legal Owner(s)

(Type or Print Name)

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner

(Type or Print Name)

Address

Phone No

Signature

City

State

Zipcode

Name Address and phone number of representative to be contacted

Address

Phone No

Name

City

State

Zipcode

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_ day of \_\_\_\_\_, 19\_\_\_, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: SM

DATE: 8-4-98

Printed with Soy Ink  
on Recycled Paper

ESTIMATED POSTING DATE

**99-59-A**

59

ORDER RECEIVED FOR FILING

Date

BY

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 229 Lyndale Ave  
address  
Baltimore Maryland 21236  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

(See attached)

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

William Dale Young Sr  
(signature)  
William Dale Young Sr  
(type or print name)



Krista Lee Young  
(signature)  
Krista Lee Young  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28 day of July, 19 98, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

William Dale Young Sr + Krista Lee Young

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief

AS WITNESS my hand and Notarial Seal

7/28/98  
date

Frank Ernest  
[Signature]  
NOTARY PUBLIC

My Commission Expires:

03/11/02.

A-P2-PP



Locating this raised patio in the left rear side of the property of 229 Lyndale Avenue is practical. For in the right rear of the property is an existing structure and a privacy fence preexisting to our ownership of this residence. The location of the left hand corner was chosen for many practical reasons for the residents of the household, one of the homeowner Mildred Fischer is 91 years old and is more easily able to access this raised patio safely and easier in its present location. This structure allows her to enjoy the outdoors more comfortably in her present condition.

Also by having a raised patio allows one of the other homeowners to more comfortably enjoy the the atmosphere of the yard because of a high allergy to insect bites. This structure allows our daughter to receive her summer therapy sessions for her disability in a cooler and more comfortable atmosphere, this structure allows our younger child to still enjoy the outdoors even on the days that the lawn has been cut. Because of the fresh cut grass which aggravates his asthma. Also we feel by utilizing the existsting echo system this enhanced our enjoyment of the raised patio.

APPLICANT INDICATES THAT DAUGHTER HAS C.P. 21 MONTH OLD SON HAS ASTHMA & 91 YEAR OLD GRANDMOTHER IS FRAIL. ALL WILL BENEFIT FROM USING THIS DECK AS SECURE OUTDOOR SPACE. HOUSES WRAP GROUND PORCH. IS 6 FT. WIDE - NOT WIDE ENOUGH FOR FAMILY ACTIVITIES & PLAY AREA. LARGE EXISTING TREE IS INCORPORATED INTO DECK FOR SHADE. REAR YARD FURTHEST FROM STREET IS NOT WIDE ENOUGH TO LOCATE DECK. 59.

ORDER RECEIVED FOR FILING

Date

By

## **Zoning Description for 229 Lyndale Avenue**

**Beginning at a point on the North side of Lyndale Avenue which is 50 feet wide at the distance of 50 feet east of the centerline of the nearest improved intersecting street Elinore which is 50 feet wide. \***

**\*Being lot# 1, block C, Section# 1, in the subdivision of Linover Heights as recorded in Baltimore County Plat Book#61B#21,Folio# 47, containing 8453 square feet. Also known as 229 Lyndale Avenue and located in the 14th Election District, 6th Councilmanic District.**

59

**99-59-A**

BALTIMORE COUNTY, MD LAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 056107

DATE 8-4-98 ACCOUNT R-CC1-GISC

AMOUNT \$ 50.00

RECEIVED FROM: William & KRISTA LEE YOUNG  
010-Res. Val. 50  
FOR: TOTAL 50

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

59.

DATE RECEIPT  
PRD RECEIPT

PROCESS ACTUAL TIME  
8/04/1998 8/04/1998 12:06:06

REC 4802 CASHIER JIE JIM DOWNER  
E MISCELLANEOUS CASH RECEIPT

Receipt # 057496  
CR NO. 056107

ONLY

50.00 CASH  
Baltimore County, Maryland

99-59-A

CASHIER'S VALIDATION

**NOTICE OF ZONING  
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-59-A  
229 Lyndale Avenue  
N/S Lyndale Avenue  
SEC Elinore Avenue  
14th Election District  
6th Councilmanic District

Legal Owner(s):  
William Dale Young, Sr. &  
Krista Lee Young

Variance: to permit a detached accessory structure (deck) to be in the 50% of the rear yard closest to the side street in lieu of the required 50% furthest from the side street.

Hearing: Tuesday, September 22, 1998 at 9:00 a.m., in Room 407, County Courts Bldg., 401 Basley Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.

(2) For information concerning the File and/or Hearing, Please Call (410) 887-3391

9/020 Sept. 3 C255580

## CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Sept. 3, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Sept. 3, 1998.

**THE JEFFERSONIAN,**

*A. Henrickson*  
LEGAL AD. - TOWSON

**CERTIFICATE OF POSTING**

RE: Case # 99-59-A  
Petitioner/Developer:  
(William D. Young)  
Date of Hearing/~~Closing~~:  
(Sept. 22, 1998)

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, Maryland 21204

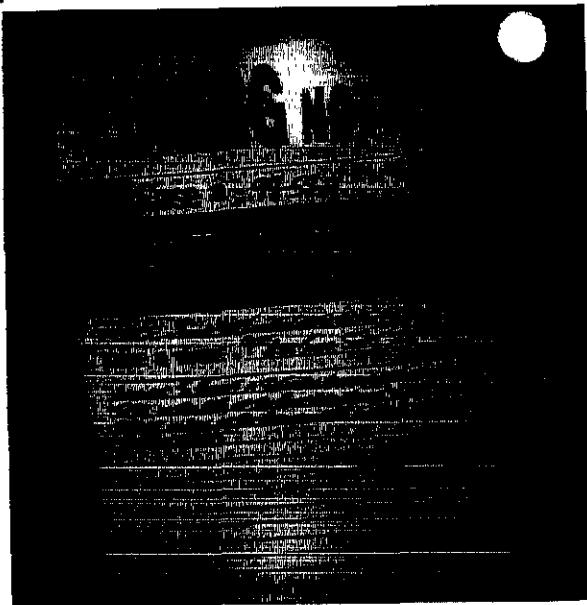
Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by  
law were posted conspicuously on the property located at \_\_\_\_\_

229 Lyndale Ave. Baltimore, Maryland 21236 \_\_\_\_\_

The sign(s) were posted on \_\_\_\_\_ Sept. 4, 1998  
(Month, Day, Year)



Sincerely,

Thomas P. Ogle, Sr. 9/4/98  
(Signature of Sign Poster & Date)

\_\_\_\_\_  
Thomas P. Ogle, Sr.

\_\_\_\_\_  
325 Nicholson Road

\_\_\_\_\_  
Baltimore, Maryland 21221

\_\_\_\_\_  
(410)-687-8405  
(Telephone Number)



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 59.

Petitioner: William D. Young

Location: 229 LYNDALR AVE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: William D Young

ADDRESS: 229 Lyndale Ave

Baltimore Maryland 21236

PHONE NUMBER: 410 661 9505

AJ:ggs

59  
(Revised 09/24/96)

99-59-A



# Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: \_\_\_\_\_

see pages 5 & 6 of 11

for additional required information

Subdivision name: \_\_\_\_\_

plat book # \_\_\_\_\_, folio # \_\_\_\_\_, lot # \_\_\_\_\_, section # \_\_\_\_\_

OWNER: \_\_\_\_\_

North  
date: \_\_\_\_\_  
prepared by: \_\_\_\_\_

Scale of Drawing: \_\_\_\_\_

 Vicinity Map  
North  
scale: 1"=1000'

## LOCATION INFORMATION

Election District: \_\_\_\_\_

Councilmanic District: \_\_\_\_\_

1"=200' scale map#: \_\_\_\_\_

Zoning: \_\_\_\_\_

Lot size: \_\_\_\_\_

acreage \_\_\_\_\_ square feet \_\_\_\_\_

public private  
SEWER: ☐ ☐  
WATER: ☐ ☐

Chesapeake Bay Critical Area: ☐ ☐  
Prior Zoning Hearings: ☐ ☐

## Zoning Office USE ONLY!

reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE#: \_\_\_\_\_

7. P2. PP

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than \_\_\_\_\_.

Format for Sign Printing, Black Letters on White Background:

## ZONING NOTICE

Case No.: 59

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: TO PERMIT A DECK ON A CORNER LOT W/  
PORTION OF REAR YARD CLOSEST TO SIDE STREET.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

**HANDICAPPED ACCESSIBLE**



TO: PATUXENT PUBLISHING COMPANY  
September 3, 1998 Issue - Jeffersonian

Please forward billing to:

William D. Young  
229 Lyndale Avenue  
Baltimore, MD 21236

410-661-9505

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**NOTICE OF ZONING HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-59-A

229 Lyndale Avenue

N/S Lyndale Avenue, SEC Elinore Avenue

14th Election District - 6th Councilmanic District

Legal Owner: William Dale Young, Sr. & Krista Lee Young

Variance to permit a detached accessory structure (deck) to be in the 50% of the rear yard closest to the side street in lieu of the required 50% furthest from the side street.

HEARING: Tuesday, September 22, 1998 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.

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Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

August 14, 1998

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-59-A  
229 Lyndale Avenue  
N/S Lyndale Avenue, SEC Elinore Avenue  
14th Election District - 6th Councilmanic District  
Legal Owner: William Dale Young, Sr. & Krista Lee Young

Variance to permit a detached accessory structure (deck) to be in the 50% of the rear yard closest to the side street in lieu of the required 50% furthest from the side street.

HEARING: Tuesday, September 22, 1998 at 9:00 a.m. in Room 407, County Courts  
Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon", with a stylized flourish at the end.

Arnold Jablon  
Director

c: Krista & William Young, Sr.

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY SEPTEMBER 7, 1998.**  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

September 17, 1998

Mr. & Mrs. William Dale Young, Sr.  
229 Lyndale Avenue  
Baltimore, MD 21236

RE: Item No.: 59  
Case No.: 99-59-A  
Location: 229 Lyndale Avenue

Dear Mr. & Mrs. Young:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on August 4, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: Aug 21, 98

FROM: R. Bruce Seeley  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: Aug 17, 1998

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 55 61  
56 65  
57  
58  
59  
62  
64  
66  
67

RBS:sp

BRUCE2/DEPRM/TXTS8P

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: August 21, 1998

FROM: *RWB* Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for August 24, 1998  
Item Nos. 057, 059, 060, 062, 063,  
064, 065, 066, and 067

Revised plans (with no review) for  
Case #99-24-SPHXA  
(6350 Frederick Road)

The Development Plans Review Division has reviewed the subject  
zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



**Maryland Department of Transportation  
State Highway Administration**

Parris N. Glendening  
Governor

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 8.14.91 ✓  
Item No. 059 JRA

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

sent  
9/22

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

**DATE:** August 19, 1998

**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

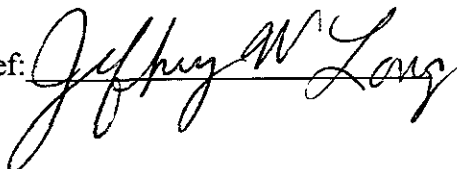
**SUBJECT:** Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item Nos. 32, 55, 57, 59, 62, and 66

If there should be any questions or if this office can provide additional information,  
please contact Jeffrey Long in the Office of Planning at (401) 887-3480.

Section Chief:



AFK/JL



Baltimore County  
Zoning Commissioner  
Office of Planning

January 22, 1999

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

Mrs. Juanita F. Wax  
317 Elinore Avenue  
Baltimore, Maryland 21236

RE: PETITION FOR VARIANCE  
(229 Lyndale Avenue)  
William D. Young, Sr., et ux - Petitioners  
Case No. 99-59-A

Dear Mrs. Wax:

In response to your letter dated December 29, 1998 concerning the above-captioned property and the addition of a spotlight that is apparently directed towards your house, the following comments are offered.

Unfortunately, while I can appreciate your dismay over the situation, the issue concerning the spotlight your neighbor has installed on his property is one that I cannot address. I did discuss this matter with James Thompson, Supervisor of the Code Enforcement Division of the Department of Permits and Development Management, and he concurred with me that we have no control over your neighbor's desire to light up his back yard, albeit at your expense. Were his property commercially zoned, we could, perhaps, restrict the hours of lighting. However, this is a residential area and it is common for homeowners to have motion detectors and spotlights installed around the perimeter of their property for security reasons. Thus, there are no laws that restrict their use at this time.

It is hoped that you can reach a mutually acceptable agreement with the Young's as to their use of this spotlight. Meanwhile, should you have any further problems relative to the restrictions imposed in Case No. 99-59-A, please feel free to call the Code Enforcement Division, or Mr. Thompson, at 887-3351 for assistance.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Timothy Kotroco", is written over the typed name.

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. James Thompson, DPDM; People's Counsel; Case File







Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

November 18, 1998

Mr. William D. Young, Sr.  
229 Lyndale Avenue  
Baltimore, Maryland 21236

RE: PETITION FOR VARIANCE  
(229 Lyndale Avenue)  
Case No. 99-59-A

Dear Mr. Young:

In response to your recent telephone inquiry regarding the type of landscaping treatment imposed by Restriction No. 2 of my Order in the above-captioned matter, and your concern that the required "Yew" trees are poisonous, I contacted Mr. Avery Harden, Baltimore County's Landscape Architect, for his advice.

While he indicated that he had never heard that Yews were poisonous, he has suggested that Leyland Cypress trees would be a good alternative. During our follow-up telephone conversation on November 17, 1998, you agreed to substitute three (3) Leyland Cypress trees of the same height (minimum 5 feet each) for the required "Yews".

Therefore, please consider this letter as confirmation of our agreement, and by copy of this letter to Mr. & Mrs. Wax, they will be notified of this minor change. It is understood that all other aspects of the Order issued on October 13, 1998 shall remain in full force and effect.

Should you have any further questions on the subject, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. James Wax  
317 Elinor Avenue, Baltimore, Md. 21236

People's Counsel; Case Files



RE: PETITION FOR VARIANCE  
229 Lyndale Avenue, N/S Lyndale Ave, SEC  
Elinore Ave, 14th Election District,  
6th Councilmanic

Legal Owners: William D. and Krista L. Young, Sr.

Petitioner(s)

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\*  
\* Case Number: 99-59-A

\* \* \* \* \*

### ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 1<sup>st</sup> day of Sept. ~~August~~, 1998, a copy of the foregoing Entry of Appearance was mailed to William D. and Krista L. Young, Sr., 229 Lyndale Avenue, Baltimore, MD 21236, Petitioner(s).

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

December 29, 1998

Dear Mr. Timothy Ketroco. JAN - 4

We are at wits end as I've called everyone I can think of because around the time you gave Mr. William D. Young Sr. of 229 Syrdale Avenue, Balto, Md. 21236 Case No. 99-59-A confirmation to use alternative trees; the youngs then directed a spot light on the side of our house. Light is on 24 hours a day and all night as shining in two side bedroom windows, side dining room window and basement window. The side living room window; there is a evergreen tree which blocks light. I've left 2 messager for them to please direct the light away from our house. Our house is lighted from roof to basement. Our house with all the light can be see in the whole, a block away and Partly 2 blocks away. Not one house in the neighborhood is anyone doing this to them. Around the time the light was put on they

2

had their property surveyed and all the property they thought was theirs isn't.

We have done nothing to these people. Until the Appeal time was over enclosed is a picture I took. That's how they left the yard from Hearing Day in September till 1st of December. When I got picture out today I noticed the light in question is shown on picture. (Light is on). The other enclosed picture is Ghost pictures Mrs. Young drew on wall of house the night before Halloween and they are still on wall today which can be seen from my front yard.

Right now in the Young's yard at foot of deck steps is a wagon (been there 1 week); there is a riding toy near wagon (has been there 3 weeks)

We need help. I don't know what I'm going to do. 27 years in a house with no problems and now we are being forced to make decisions with the wrong frame of mind.

All we want is the light to be

3

directed off our house. Don't care  
if yard is lit and don't care if light is  
on 24 hours.

Sincerely,

Juanita F. Way

~~James~~ Way Jr.

317 Elinor Avenue  
Baltimore, Md. 21236  
410-668-3979

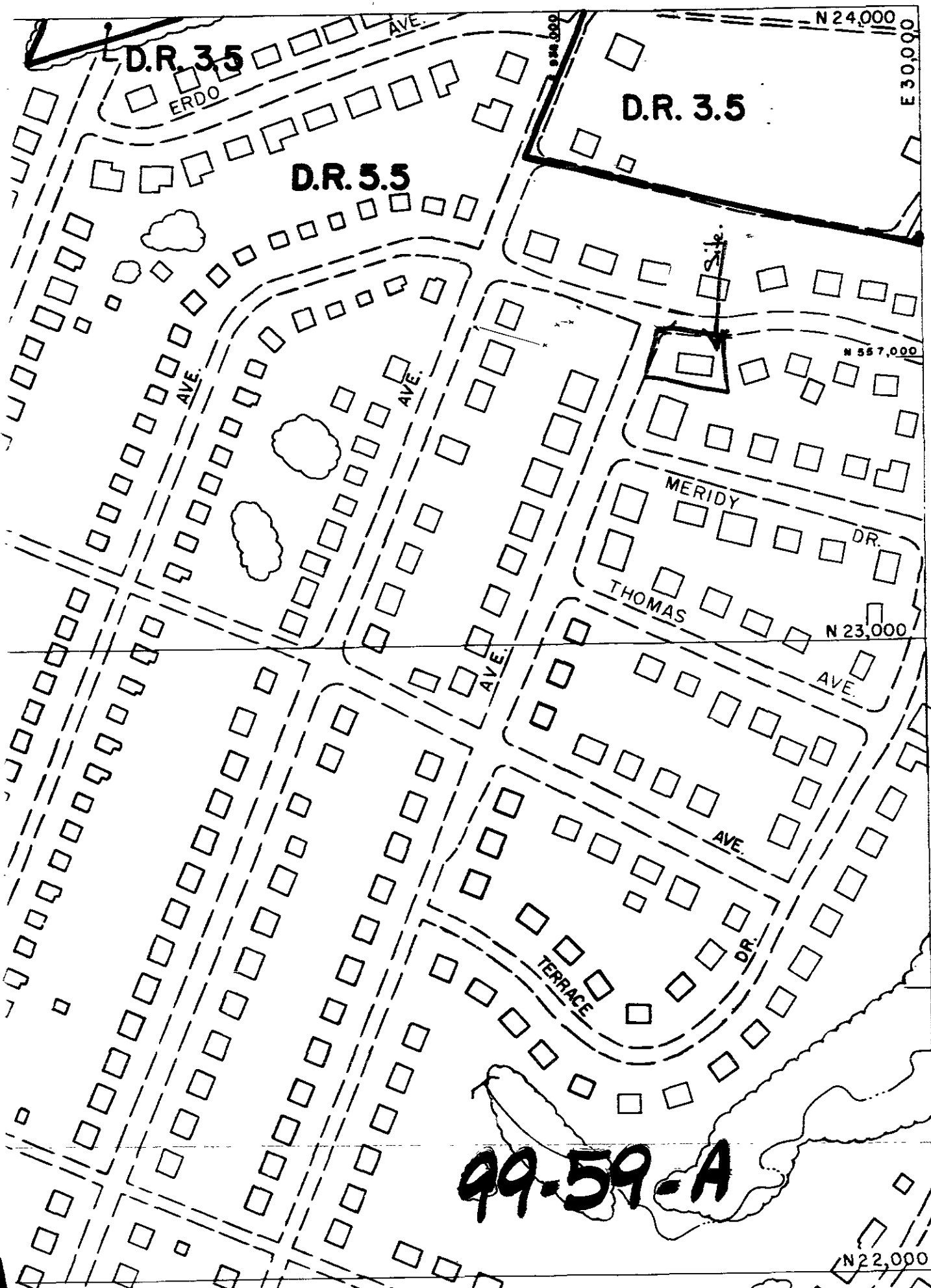
2 pictures enclosed

P.S. Mr. Jim Thompson called me today and  
said there wasn't anyway for him to help me  
right now but if there was somehow the two  
of you together could do something; you would  
get in touch with him.

Sincerely,  
Juanita F. Way



NE 6



99-59-A

ET NE 6F)

59

PROPERTY ADDRESS: 2229 bynndale Ave

See pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Kindergarten

plat book# 21, folio# 47, lot# 1, section# B1KT

OWNER: William, Krista Young & Mildred T. Fisher

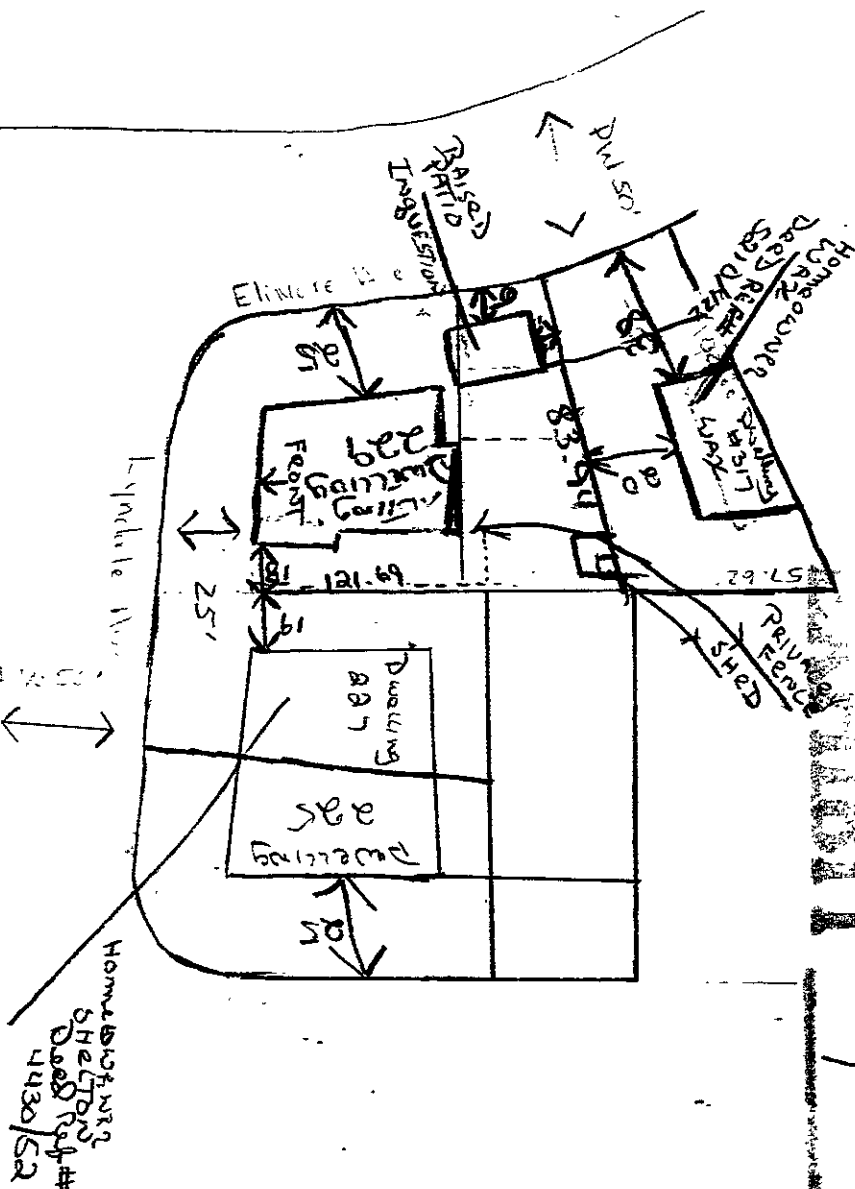


## North

date: \_\_\_\_\_  
prepared by: \_\_\_\_\_

167

Scale of Drawing: 1" = 50'



## LOCATION INFORMATION

Election District: 14

**Councilman's District:** 10

1"=200' scale map#; 226, 66

Zoning: DR-S-S

Lot size: -19 8453

acreage square foot

**Public Private**

**SEWER:**

**WATER:**

**Area:**

1



**Prior Zoning Hearings:**

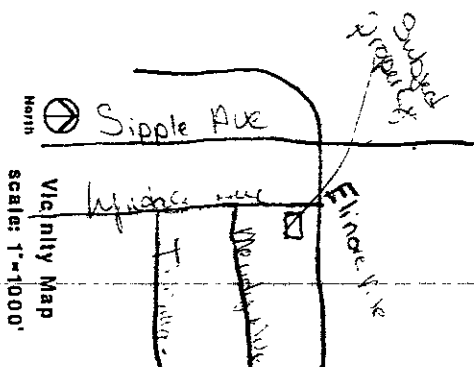
2202 F

**Zoning Office USE ONLY!**

reviewed by:	ITEM #:	CASE#:
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19

59. 99-59-D



99-59-A



July 2, 1998

Dear Neighbor we are happy to meet you. We are the home owners of 229 Lyndale Ave. William, Krista, our two children Jessy and William jr. Also our children's great grandmother Mildred resides with us. We are contacting you first to meet our neighbors but secondly if you have not noticed we have constructed a raised patio in our back yard, for our families enjoyment and recreation. Recently, unfortunately one of our neighbors is not comfortable with this. We do feel everyone is entitled to their own opinion of course. But we would like to keep this patio with the feeling it will bring us many afternoons and evenings of enjoyment with our family. We are only asking that if you are not uncomfortable with this structure that you might sign this letter stating so.

Thank You in advance for your time and consideration in this matter.  
William Sr, Krista, Jessy, BJ Young and Mrs Mildred Fischer.

Name

Address

Mr & Mrs Arthur Lange	318 - E. Lincoln Ave
Mr & Mrs Charles Hock	316 E. Lincoln Ave
Mr & Mrs Joseph D. Thompson	320 E. Lincoln Ave, BAPTIST, MD 21236
Betty Davis	322 E. Lincoln Ave 21236
Bill Roberts	324 E. Lincoln Ave 21236
Pat M. Wilson	227 Lyndale Avenue 21236
David Lange	223 Lyndale 21236
Lillian Lange	223 Lyndale 21236
Mr & Mrs Walter Place	5101 Meadley Ave 21236

3A

99-59-A

59.

July 2, 1998

Dear Neighbor we are happy to meet you. We are the home owners of 229 Lyndale Ave. William, Krista, our two children Jessy and William jr. Also our children s great grandmother Mildred resides with us. We are contacting you first to meet our neighbors but secondly if you have not noticed we have constructed a raised patio in our back yard, for our families enjoyment and recreation. Recently, unfortunately one of our neighbors is not comfortable with this. We do feel everyone is entitled to there own opinion of course. But we would like to keep this patio with the feeling it will bring us many afternoons and evenings of enjoyment with our family. We are only asking that if you are not uncomfortable with this structure that you might sign this letter stating so.

Thank You in advance for your time and consideration in this matter.  
William Sr, Krista, Jessy, BJ Young and Mrs Mildred Fischer.

Name

## Address

Martha Cherry  
Joseph Cherry

332 Elmer Ave  
332 Elmer Ave.

332 Elmer Ave

RECORDED

1. 1945 1946 1947 1948 1949 1950 1951 1952 1953 1954 1955 1956 1957 1958 1959 1960 1961 1962 1963 1964 1965 1966 1967 1968 1969 1970 1971 1972 1973 1974 1975 1976 1977 1978 1979 1980 1981 1982 1983 1984 1985 1986 1987 1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353

3B

# PROTESTANTS EXHIBIT NO. 1

James Taylor Way Sr. and Juanita Way Owners  
of 317 Elinor Avenue.

I'm not happy being here today, after having lived at 317 Elinor ave 27 years and never had to complain about a neighbor in this way. I'm very busy babysitting 2 grandsons; one arriving at 7:15 A.M. the other arriving at 3:00 P.M. the last child leaving at 12:30 A.M. I maintain business and day to day problems of a 84 yr. old Aunt and have major problems with my mother. Being here today has caused problems for my son and Daughter in Law as I wasn't able to babysit today. As you can see I really didn't have the time to deal with this problem but I'm not sitting back and let the value of our property go down because of something a neighbor does.

My husband worked 1 full time job and 2 part time exterminating jobs in order for us to buy this house which turned out to be a roach infested filthy slum. The house the youngs bought when the previous owners bought it, that house was a run down mess. It took them 2 years to fix the outside up and they received a letter of appreciation from Sevier Improvement Association for all the improvements done to property. They still have <sup>the</sup> letter.

We have spent \$40,000 on our house up till 1985 and have in the last 2 years spent another \$10,000.00.

There would not be a problem had everyone followed the rules and regulations set by Baltimore County. On June 21, 1998 which was Father's Day the deck was started while we had a yard full of company and the building went on during the afternoon. That night the framing was above fence. I called the county on June 22, 1998 was told an inspector would be out as there was no permit. Mr. Altmeier called me on June 24, 1998 told me the deck wasn't 18 inches off the ground and a permit wasn't needed. (Deck is about 24 inches high on our side). Mr. Altmeier told me to put a fence up and told me what the regulations were for different heights. I told him I can't put a fence up in the front; did he know what type neighborhood this was? I told him this would make the value of my property go down and then had to listen to a lecture that the houses in Balto County are over priced and being sold for too much money. The next day I called a information line in Balto County government and was connected to Code Enforcement. Talked to a clerk, was asked 4 questions

that I answered

and after each question was told a permit was needed. Was put in touch with Mr. Wisnom who also said a permit was needed and probably a zoning variance problem. Mr. Altmeyer wouldn't listen to what Mr. Wisnom said. The inspector and another man was sent back out. They came over to my house and told me a permit wasn't needed and there was nothing I could do about the deck and it didn't matter where the deck was. It took many phone calls talking to different people, Mr. Wisnom and others saying a permit was needed and there was probably a zoning problem. The Youngs were finally told they needed a permit. When the application was filed a incomplete drawing was submitted; the person who signed permit certainly didn't ask the right question. When I found out about Permit I called Mr. Wisnom, he was on vacation, so I believe a Mr. Roe was the person who started looking into why permit was issued. Mr. Altmeyer called me, finally talked to me in the proper matter and said a stop work order was given to the Youngs. That was a Friday, ~~and~~ work continued on deck through Week end till it was completed.

The process from then on was unorganized till now; time frame not followed, information was not easily accessible, file not kept up to date, deadlines not enforced, dates changed, and information in general hard to find <sup>by county</sup> employees.

The deck is complete, a week ago wood preservative was applied. ~~If~~ The deck is in our front yard. If the Youngs property was kept neat and if they kept toys, newspapers, plastic cups, and plastic water bottles from falling into our front yard, we will not protest the deck. If these conditions can't be agreed upon then we will protest as far as we have to go. (That also means no storing of trash and junk during <sup>on deck</sup> winter as leaves will be off the trees). We certainly don't want to cause a financial hardship for anyone, but this deck is in our front yard.

Had Balto County Permits did their job the Youngs could have worked all this out before a great deal of building had been done.

After today I'm registering a formal complaint against Mr. Altmeppen's office.

Enclosed are dated pictures of deck, our yard, and the condition of the Young's yard. This neighborhood is well maintained. There are no properties that look like what we have in our front yard.

The President of Senover Improvement Association has written to Joe Bartenfelder and he in turn has written to Mr. Arnold Jablon. I have heard nothing more. The President of Senover Improvement Association was going to be here but had a meeting at work this morning.

There is also a problem where our property line is. There is evidence that our property extends past our fence.

The grass in our front yard along side of deck is just about gone as we can't water it properly because we will wet deck and don't believe enough light is getting to grass.

If zoning Variance is given does it only apply to deck?

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon  
Director - PDM

FROM: Joseph Bartenfelder  
Councilman, Sixth District

SUBJECT: Concerns regarding wooden deck voiced by:  
Mr. Bud Frank  
President - Linover Improvement Association  
5175 Terrace Drive 21236  
Telephone: 410-661-3797 (H) 410-235-3450 (W)

DATE: September 1, 1998

PROTESTANTS  
EXHIBIT NO. 3

See the accompanying letters regarding the construction of a deck at 229 Lyndale Avenue. Note that your department is already involved in that a citation has been issued.

What can your personnel do to accelerate a resolution to this issue? What about setback requirements? Can the county require the deck be removed? What resources do the neighbors have?

Please investigate and arrange to speak with Mr. Frank and Mrs. Wax (317 Elinor Avenue) as soon as possible.

  
Joe

JB:bs

CC: Mr. Bud Frank  
Mrs. Wax ✓





# LINOVER IMPROVEMENT ASSOCIATION

P.O. Box 16952  
BALTIMORE, MARYLAND 21206

NO. 4

August 22, 1998

Honorable Joseph Bartenfelder  
Baltimore County Council  
7856 Belair Road  
Baltimore, MD 21236

Re: 229 Lyndale Avenue, wooden deck

Dear Councilman Bartenfelder:

I recently have been having complaints about a wooden deck which has been built at the house at 229 Lyndale Avenue. A few weeks ago I spoke with Mrs. Wax, who lives at 317 Elinor Avenue (410/668-3979), who stated the deck was begun without a permit. An inspector was called and issued a stop on the construction until the residents filed for a permit. I was told that the residents continued construction. Since then, Mrs. Wax has contacted Baltimore County Code Enforcement, and a citation has been issued, citation number 98-3393 (or maybe 98-3395). A related citation was also issued, number 101-028.

It is just unfortunate that people can build without permits and in most cases get away without being penalized. It seems to me there is a 25-foot building setback line for construction which was not observed. This deck should be torn down. Several residents in that area have also opposed the wooden deck. Enclosed is a copy of a letter (not written by Mrs. Wax) which was sent to me about the same matter.

Mrs. Wax is doing her best on this matter, and we hope we may get some assistance from your office should we need additional help. She also informed me that she was treated rudely by other county employees (not the Code Enforcement Department) when they came out to investigate this matter.

Thanks for your cooperation.

Sincerely,

Bud Frank, President  
Linover Improvement Association  
Home Phone 410/661-3797  
Work Phone 410/235-3450

Enclosure

To Whom it may concern,

My husband and I bought a home in the Linover section a few years ago. We liked the area because the houses seemed to be uniform and the area well kept.

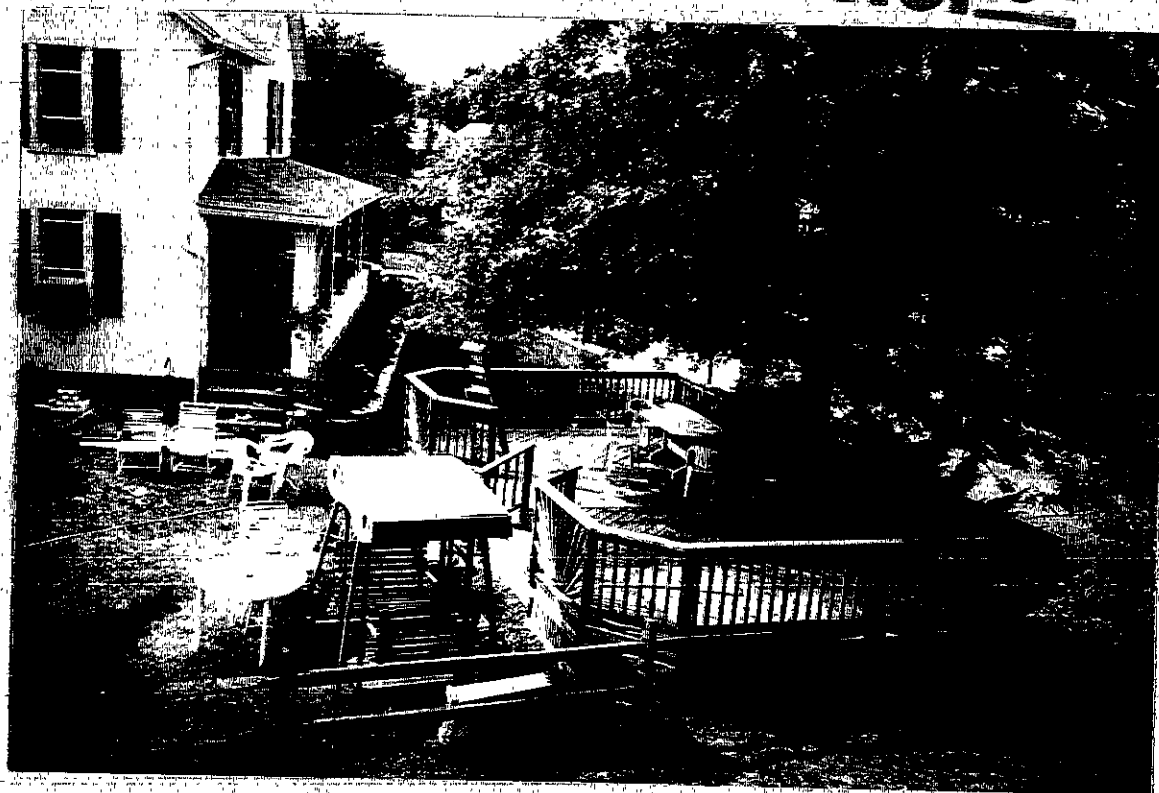
Recently, a grotesque porch went up on Maple Ave. that looks ridiculous for this area. I cannot believe that a permit was issued for that construction.

Apparently, the association has no restrictions and one is able to do anything they want however but if plain it makes the other homes in the area look.

Sincerely,

A Linover Association Member

# PROTESTANTS EXHIBIT NO. 2



fallen  
cuppa  
still  
on  
ground  
step  
on  
step

Pictures show where deck  
has been built in front of building  
line.

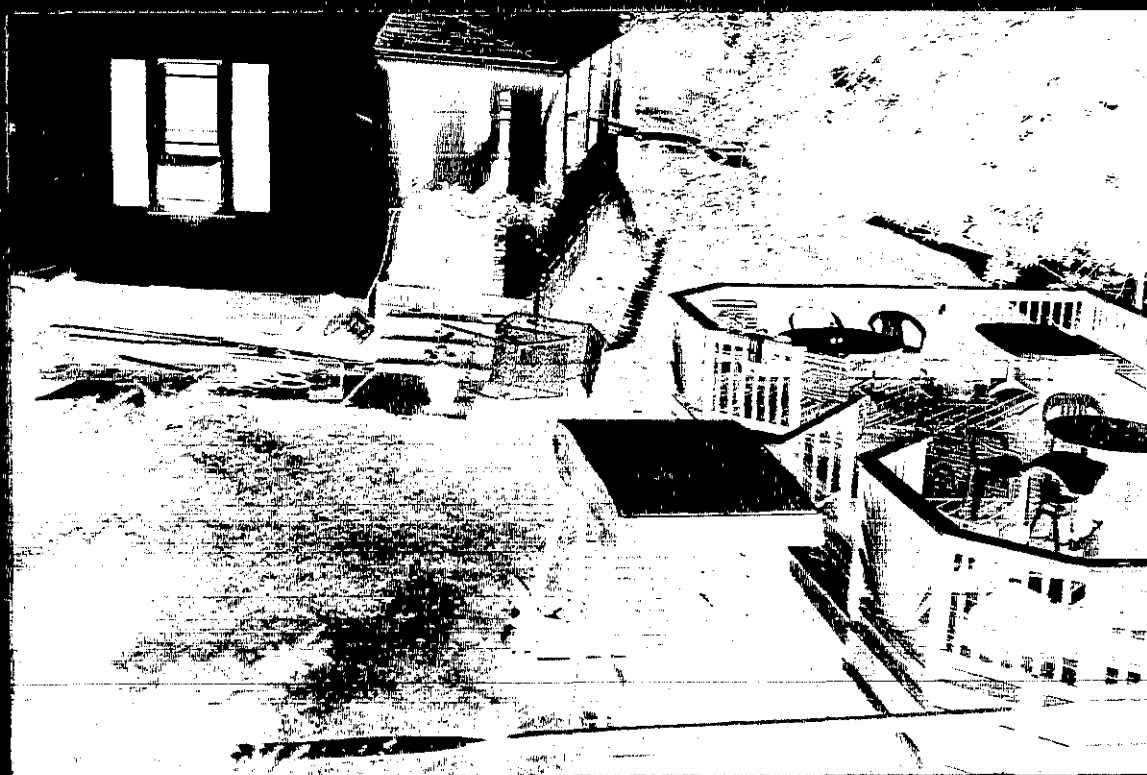
Picture shows how high off  
ground. Deck has 2 steps.

Views from our Driveway  
Views from our Front Porch.

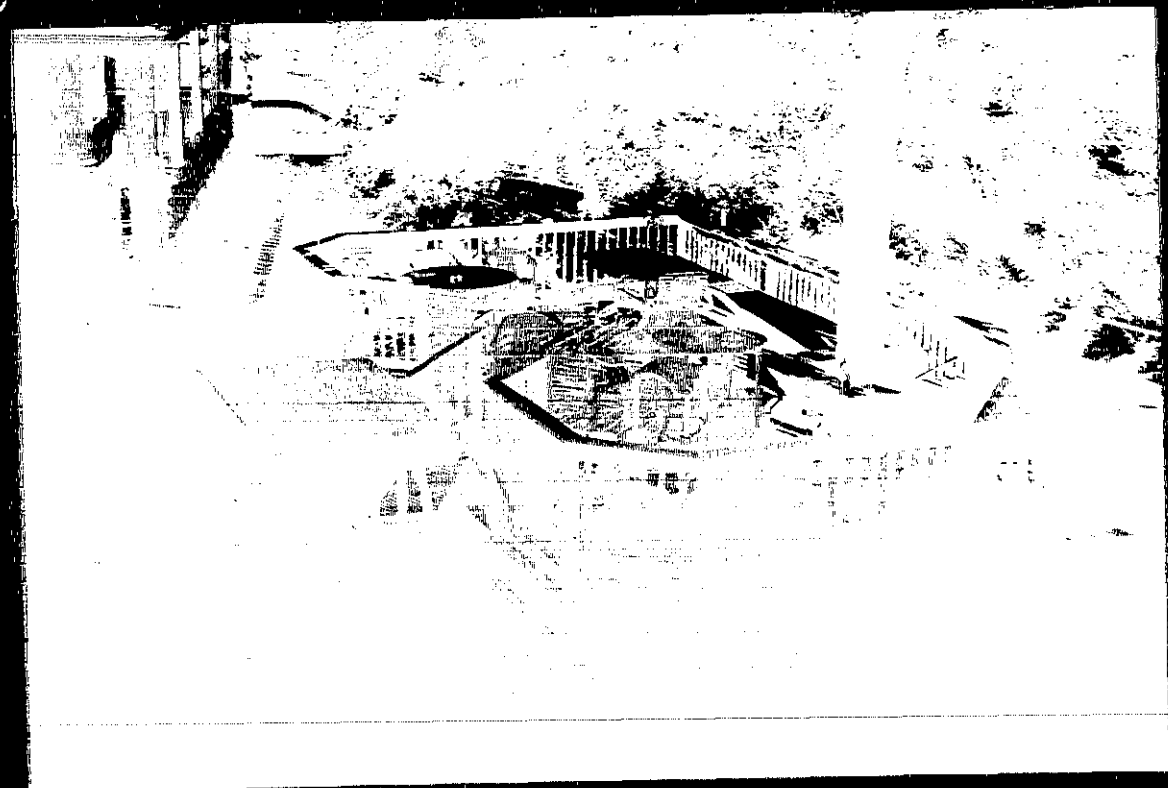
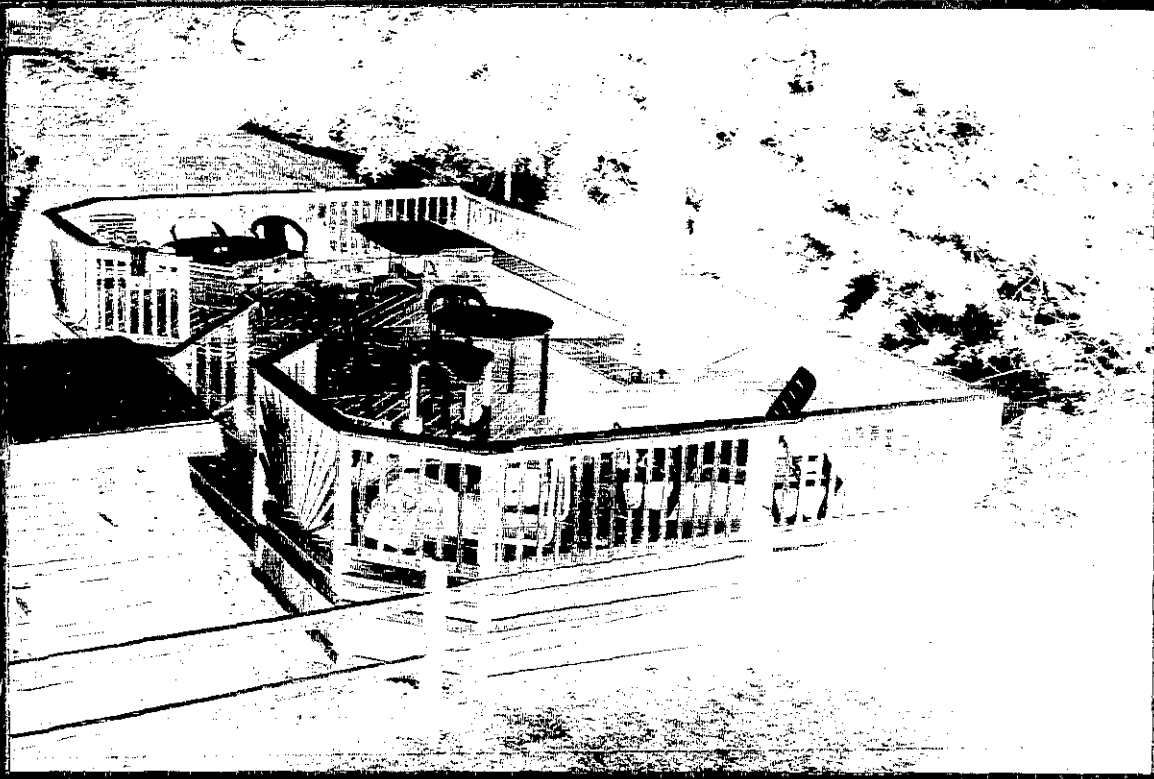
Pictures taken for Labor Day till 9/2/198

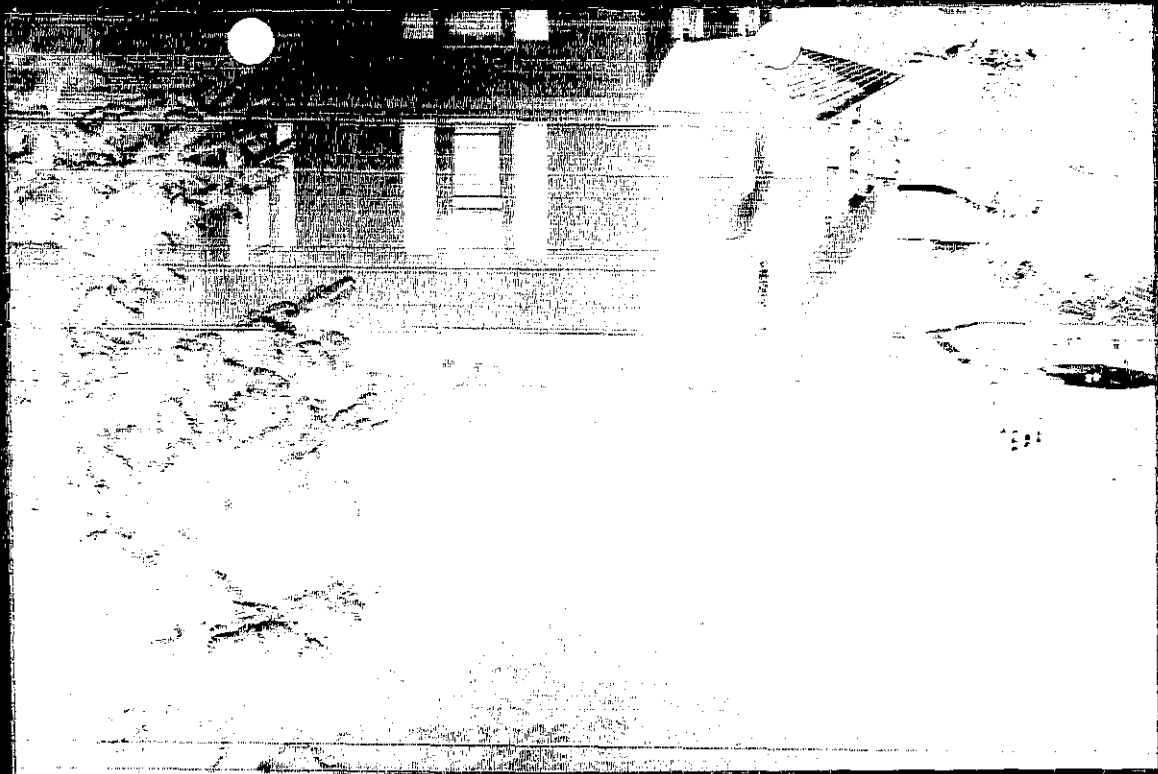
Pictures are  
Dated

Day to  
Day  
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charges

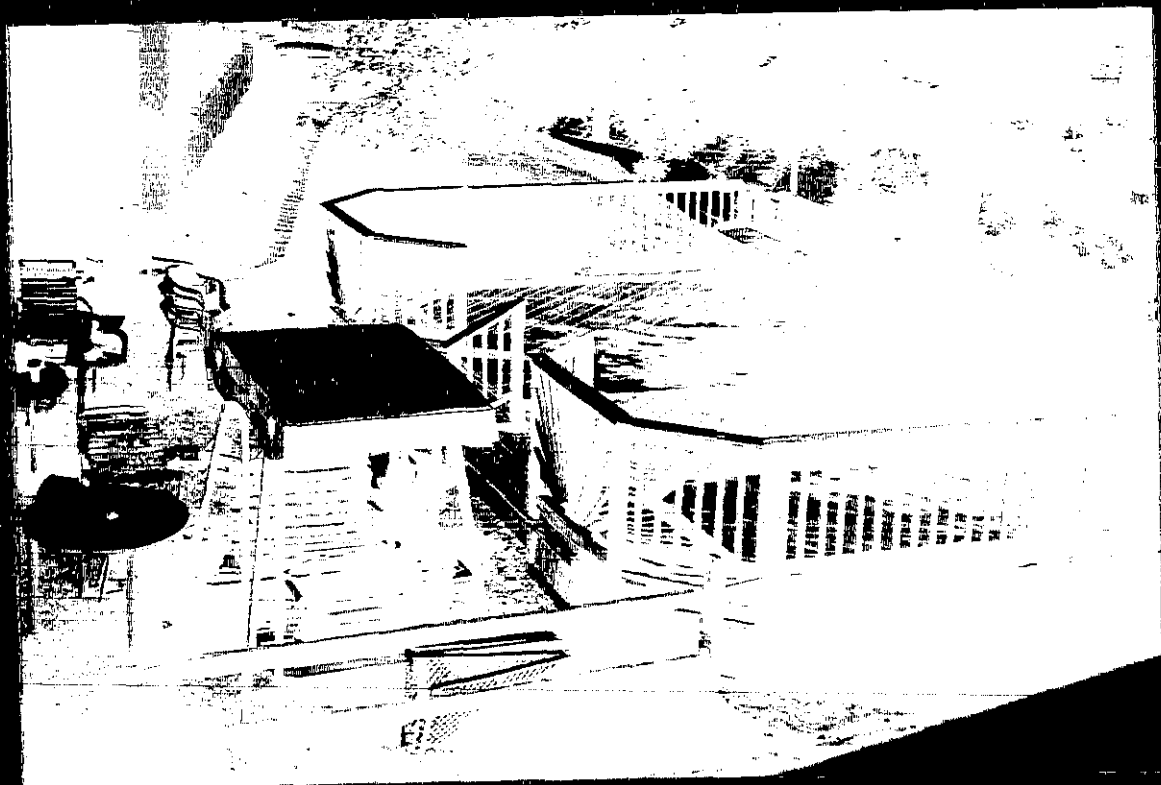


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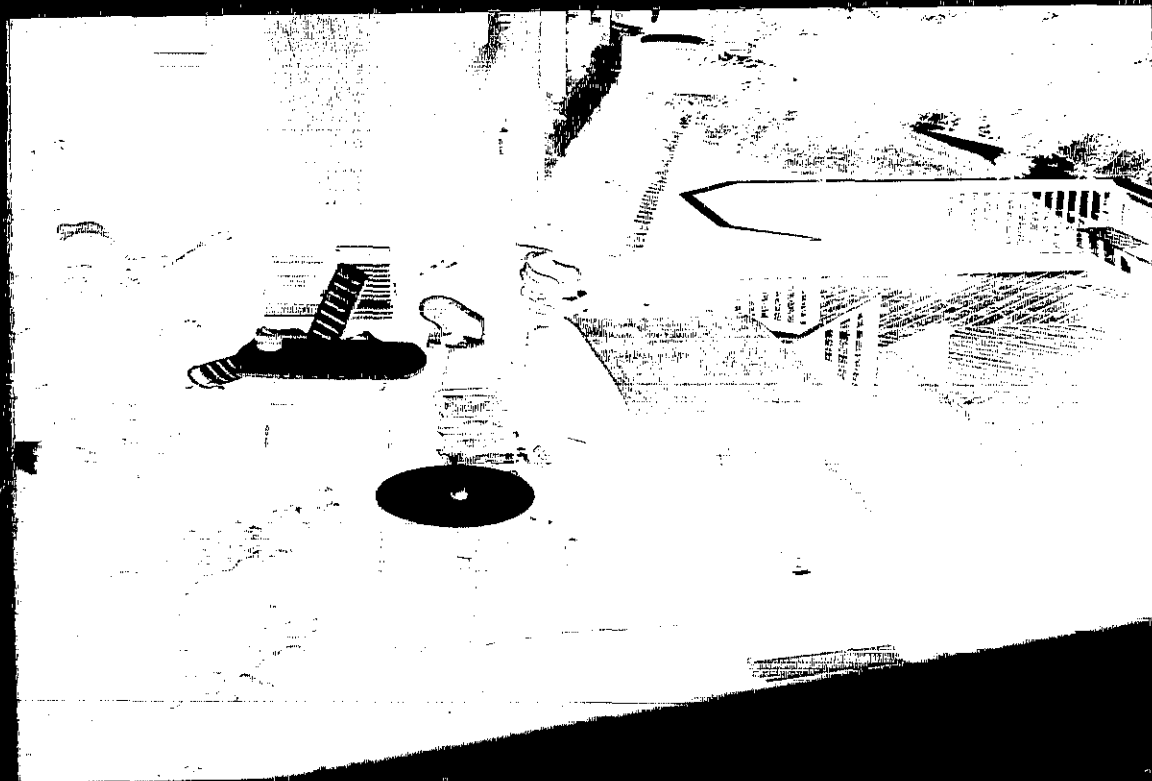




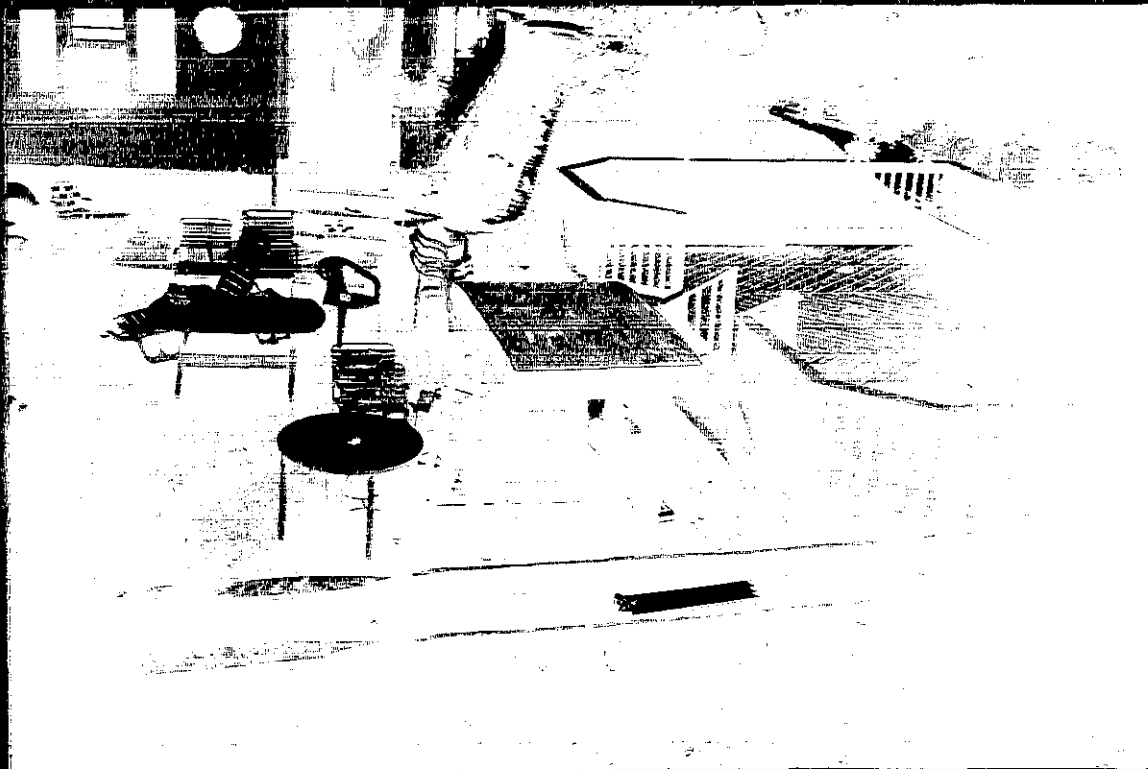
Shoe  
on  
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Shoe  
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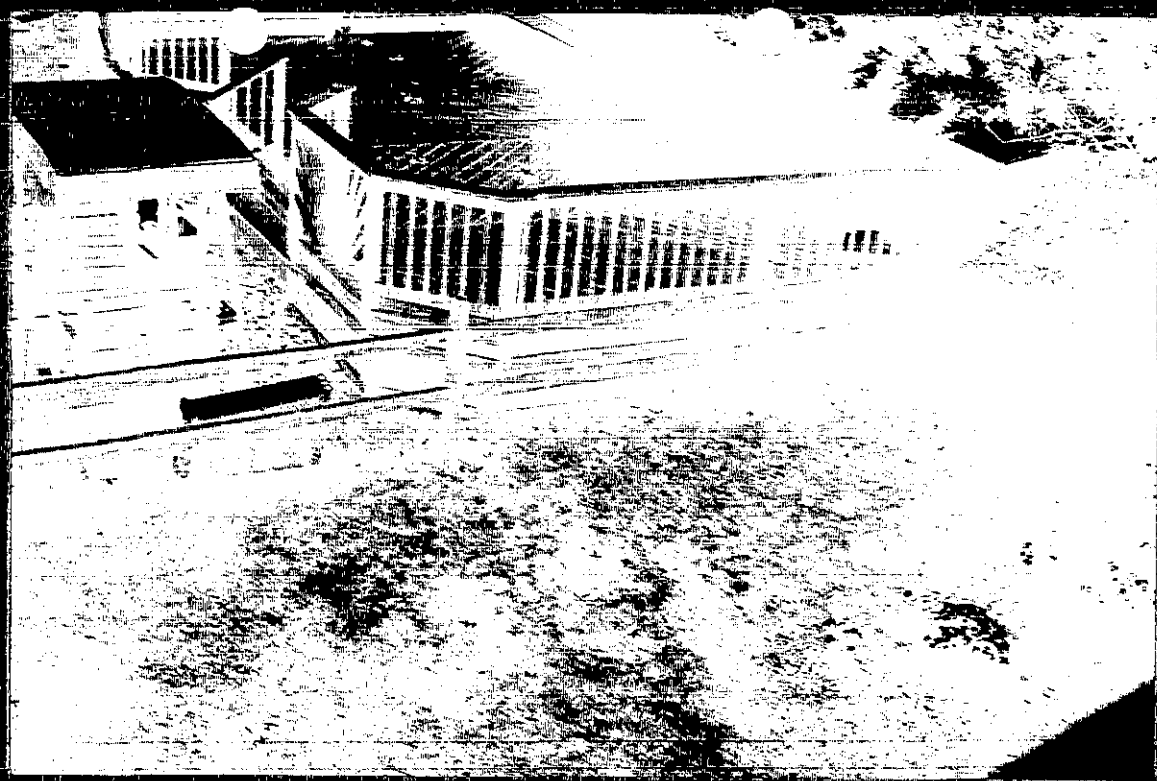
View  
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porch



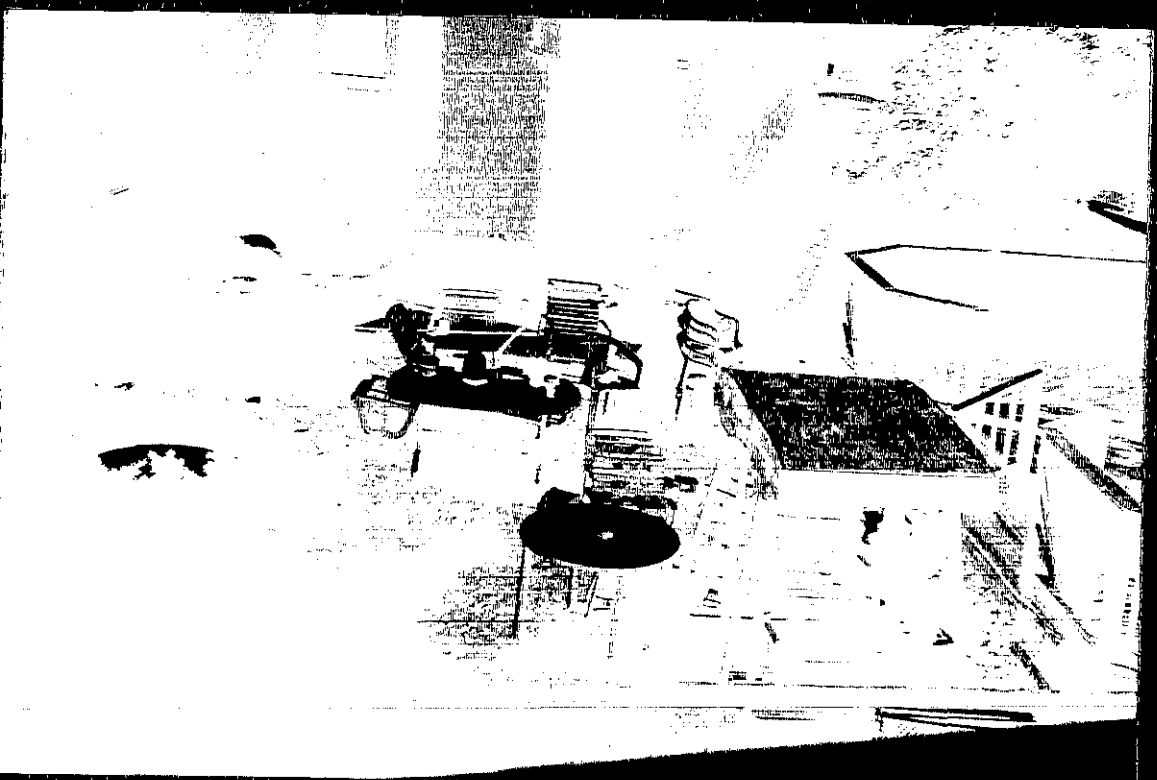
View  
from  
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porch



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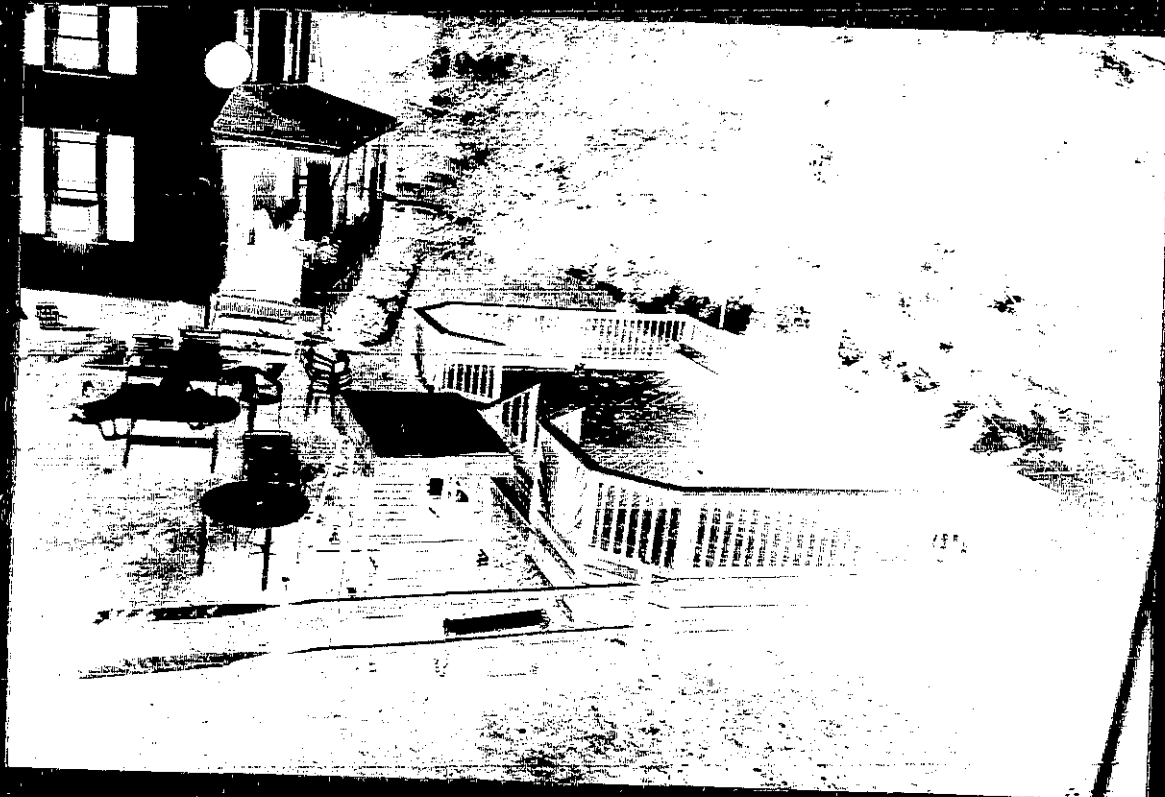
Shoe  
on  
Steps  
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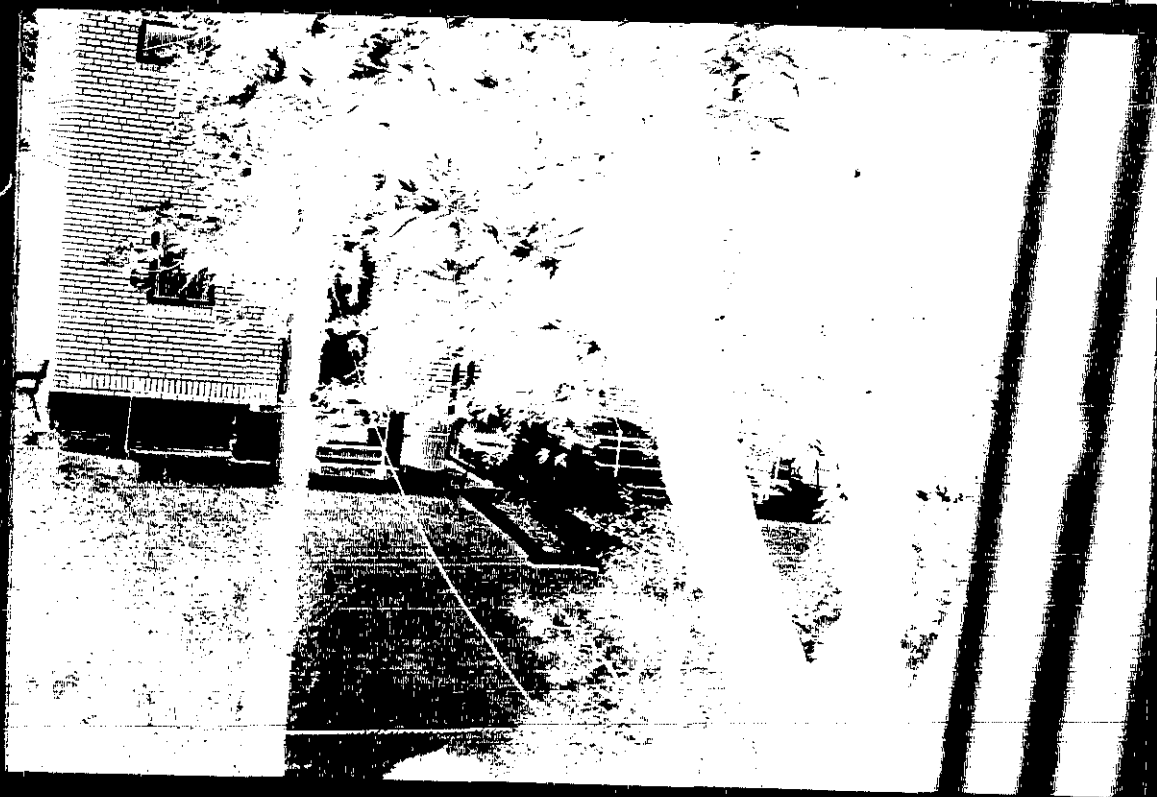
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Day



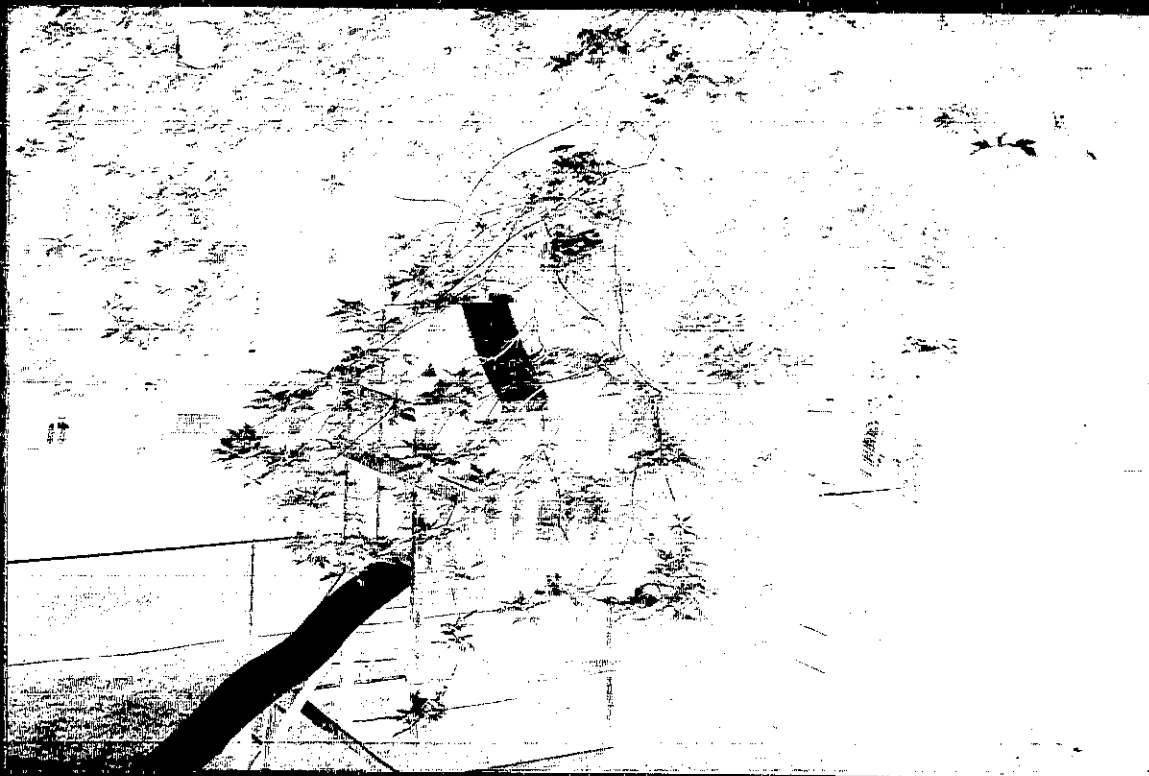
Other  
has been  
over a  
week



Other  
yards  
left  
no  
nest



3rd  
3 children  
under  
8 yrs old  
and a  
dog have  
these  
picked  
up



9/21/98  
now  
a  
sadder  
cup  
on  
ground  
shoe  
on  
steps



Corner View of 229 Hyde Park Ave



99-59-A

59

Center Rear View from inside House.



99-59-A

59



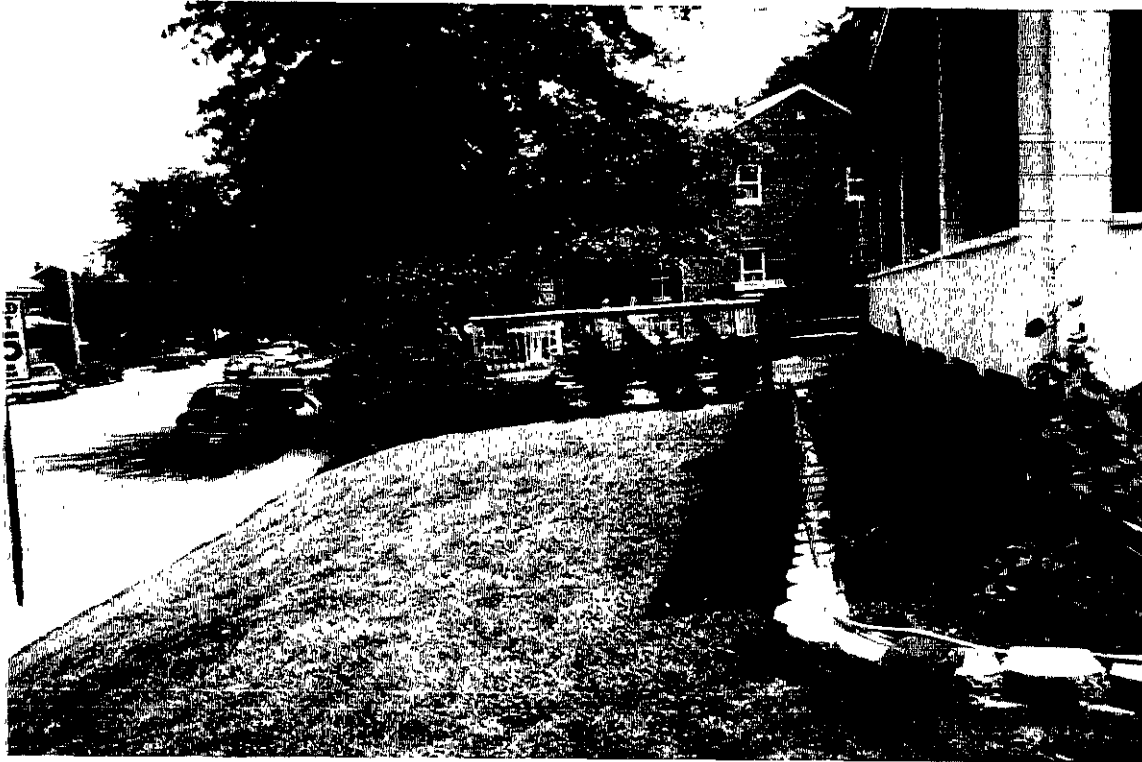
Left Side View  
229 Lyndale Ave



99-59-A

59

Left Side - Front View  
229 Wyndale Ave



59.  
99.59-A

Rear left View



99.59-A

59

Left Rear View From House.



99-59-A

59

Rear View of  
229 Wyndale Ave

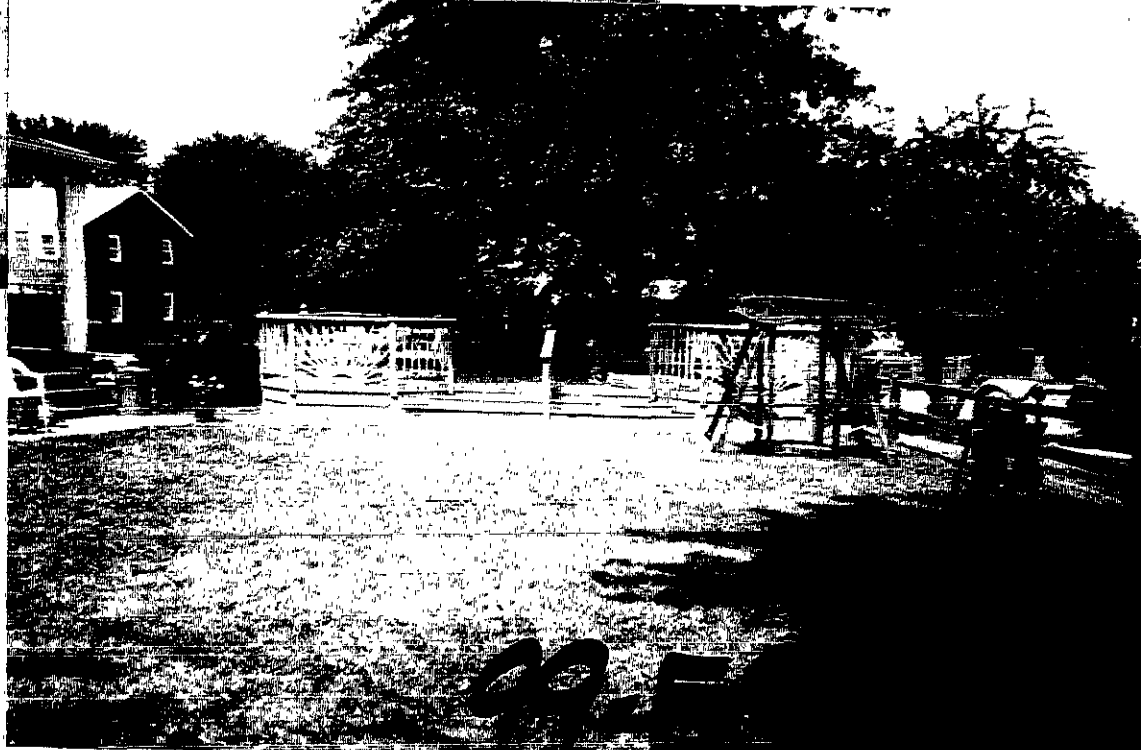
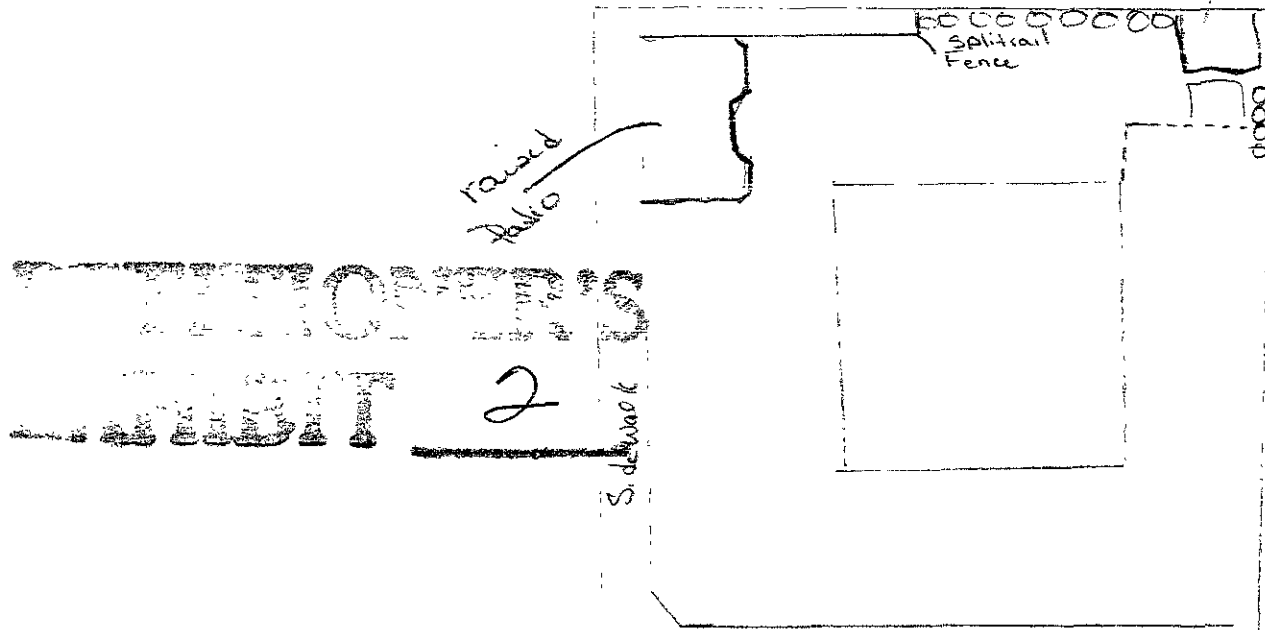


59

99-59-A

Near left View

taken from center of yard.



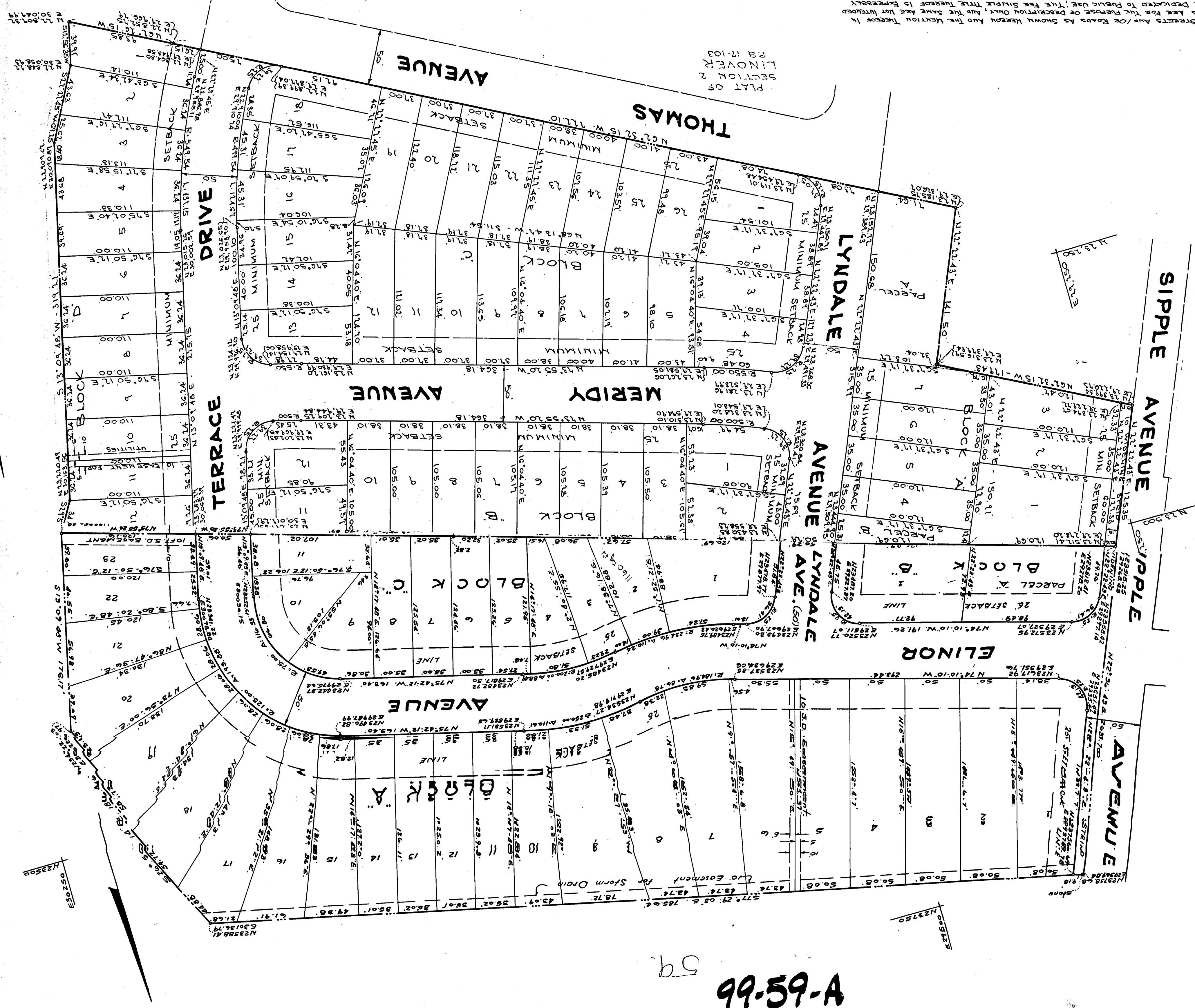
59

Date: 10/14/1957  
 Engineering: 553  
 Planning: 553  
 Final Plan Checked: P.M.A. Completed 1/5/70 W.E.R.  
 Approved for Deputy State & County: [Signature]  
 Approved for Baltimore County: [Signature]  
 Approved for Baltimore County Planning Board: [Signature]  
 Approved for Baltimore County Board: [Signature]  
 Approved for Baltimore County Board: [Signature]  
 Approved for Baltimore County Board: [Signature]

The Streets and/or Roads as Shown Hereon and the Location Thereof in  
 Deeds are for the Purpose of Description Only, and the Same are Not Intended  
 to be Dedicated to Public Use. The Fee Simple Title Thereof is Expressly  
 Reserved in the Grants of the Deeds to Which this Plan is Attached.  
 The Requirements of Sections 11 & 14 of Article 17 of the Annotated Code  
 of the 1951 Edition (Title 12, Chapter 12, Subtitle 1, Sections 12-101 to  
 12-104) as they Relate to the Making of this Plan and Setting  
 of Markers Have Been Complied With.

# LINOVER HEIGHTS SECTION 2 PLAT OF

MAP 23 FOLIO 120  
 FEB 21 1957  
 RECORDED FOR RECORD  
 BALTIMORE COUNTY AND MD.  
 DECEMBER 23, 1956



99-59-A  
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